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|---|--|----------|-------------|----|--|----------|----------|
|  | 141 and 143 Fortess Road, London NW5 2HR | | | 8 | 68 Lady Margaret Road, London NW5 2NP | Existing | 1b Flat |
| | | | | 9 | Tait House, Ward Road, London N19 5EG | Existing | 2b Flats |
| 1 | 2 Montpelier Grove, London NW5 2XD | Existing | 1b Flat | 10 | 117 Lady Margaret Road, London N19 5ER | Existing | 1b Flats |
| 2 | 43 Countess Road, London NW5 2XH | Existing | 1b Flats | 11 | Palmer House, 76-84 Fortess Road, London NW5 1AG | Existing | 2b Flats |
| 3 | Kentish Terrace, 45 Fortess Road, London NW5 1AD | Existing | 1b/2b Flats | 12 | Twisden Road, London NW5 1DN | Existing | 1b Flat |
| 4 | College Lane, London NW5 1BJ | Existing | 1b Flat | 13 | The Junction, Junction Road, London N19 5QQ | Existing | 2b Flat |
| 5 | Maple House, 213 Junction Road, London N19 5QA | Existing | 1b Flat | 14 | 119a Brecknock Road, London N19 5AE | Existing | 2b Flat |
| 6 | 16 Hugo Road, London N19 5EU | Existing | 1b Flat | 15 | Piano Works, Fortess Road, London NW5 2HB | Existing | 2b Flat |
| 7 | 1b Lady Somerset Road, London NW5 1UR | Existing | 1b Flat | | | | |

| Unit Type | Address | Image | Value (£) | M ² | Ft ² | £/Ft ² | Notes |
|-----------------------|--|---|-----------------------------------|----------------|-----------------|-------------------|---|
| 1b Flat (Existing) | Lower Ground Floor Flat 2 Montpelier Grove London NW5 2XD |  | £352,500 (Sold 03/23) | 45.2 | 487 | £724 | Ground floor flat Terrace Communal gardens |
| 1b Flat (Existing) | Flat 5 45 Fortress Road London NW5 1AD |  | £380,000 (Sold 12/22) | 38.0 | 409 | £929 | Mid Floor |
| 1b Flat (Existing) | 43 Countess Road London NW5 2XH |  | £400,000 (OIEO) (Available) | 41.3 | 445 | £898 | Second floor flat |
| 1b Flat (Existing) | Kentish Terrace 45 Fortress Road London NW5 1AD |  | £400,000 (Under offer) | 39.7 | 427 | £936 | First floor flat |
| 1b Flat (Existing) | College Lane London NW5 1BJ |  | £420,000 (Available) | 36.3 | 390 | £1,076 | Ground floor flat Private entrance Communal gardens |

| Unit Type | Address | Image | Value (£) | M ² | Ft ² | £/Ft ² | Notes |
|-----------------------|---|---|---------------------------|----------------|-----------------|-------------------|---|
| 1b Flat (Existing) | Maple House 213 Junction Road London N19 5QA |  | £425,000 (Available) | 43.0 | 467 | £910 | Third floor flat Balcony Lift access Communal bike storage |
| 1b Flat (Existing) | 1b Lady Somerset Road London NW5 1UR |  | £425,000 (Sold 01/23) | 43.0 | 462 | £919 | Raised ground floor flat Communal garden |
| 1b Flat (Existing) | 16 Hugo Road London N19 5EU |  | £430,000 (Under offer) | 46.6 | 502 | £856 | Basement flat Private patio Private entrance |
| 1b Flat (Existing) | First Floor Flat 43 Countess Road London NW5 2XH |  | £430,000 (Sold 10/22) | 39.0 | 420 | £1,023 | Mid floor flat |
| 1b Flat (Existing) | Flat B 68 Lady Margaret Road London NW5 2NP |  | £435,890 (Sold 08/22) | 46.0 | 500 | £871 | First floor flat |

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|-----------------------|--|---|--------------------------|----------------|-----------------|-------------------|---|
| 2b Flat (Existing) | Flat 13 Tait House Ward Road London N19 5EG |  | £470,000 (Sold 07/22) | 59.6 | 642 | £732 | First floor flat |
| 2b Flat (Existing) | Kentish Terrace 45 Fortress Road London NW5 1AD |  | £475,000 (Available) | 53.8 | 580 | £818 | Second floor flat |
| 2b Flat (Existing) | Flat 5 Tait House Ward Road London N19 5EG |  | £495,000 (Sold 06/22) | 58.5 | 630 | £785 | First floor flat Secure underground parking Bicycle storage room Communal garden |
| 1b Flat (Existing) | 117 Lady Margaret Road London N19 5ER |  | £499,000 (Sold STC) | 80.0 | 862 | £579 | Second floor flat Own section of rear garden |
| 2b Flat (Existing) | Palmer House 76-84 Fortress Road London NW5 1AG |  | £515,000 (Available) | 51.2 | 551 | £934 | Lower ground floor flat Direct access to garden Communal garden |

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|-----------------------|--|---|--------------------------|----------------|-----------------|-------------------|---|
| 2b Flat (Existing) | Flat 3 Palmer House 76-78 Fortress Road London NW5 2HH |  | £535,000 (Sold 09/22) | 60.0 | 646 | £828 | Mid Floor Communal garden |
| 1b Flat (Existing) | 117 Lady Margaret Road London N19 5ER |  | £540,000 (Available) | 58.0 | 626 | £863 | First floor flat |
| 1b Flat (Existing) | Twisden Road London NW5 1DN |  | £550,000 (Available) | 55.9 | 602 | £914 | Lower ground floor flat Access to private patio/garden |
| 2b Flat (Existing) | The Junction Junction Road London N19 5QQ |  | £600,000 (Sold STC) | 72.0 | 775 | £774 | First floor flat Lift access Video door entry Communal courtyard Basement storage |
| 2b Flat (Existing) | 119a Brecknock Road London N19 5AE |  | £618,000 (Sold 08/22) | 75.0 | 802 | £770 | Mid floor flat Own entrance Communal garden |

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|-----------------------|--|---|------------------------|----------------|-----------------|-------------------|---|
| 2b Flat (Existing) | Piano Works Fortess Road London NW5 2HB |  | £635,000 (Sold STC) | 59.4 | 640 | £992 | Loft style First floor flat Decked balcony Lift access |